

KNOW ALL MEN BY THESE PRESENTS, THAT

I, MARY SEPPALA, of 222 Strong Street, Amherst, Hampshire County, Massachusetts

For consideration paid, and in full consideration of
ONE HUNDRED EIGHTY FIVE THOUSAND AND NO/100 (\$185,000.00)
DOLLARS

grant to RAYMOND E. HUBBE and VIRGINIA E. BURN, husband and wife, as tenants by the entirety, of 7 Linden Street, Northampton, Hampshire County, Massachusetts
with QUITCLAIM COVENANTS

The land in Amherst, Hampshire County, Massachusetts, situated on the northerly side of Strong Street, being shown as Parcel B on a plan of land entitled "Plan of Land in Amherst, Massachusetts Prepared for Regina Gulliver" dated April 24, 1991 by Almer Huntley, Jr., and Associates, Inc., and recorded in the Hampshire County Registry of Deeds Plan Book 171, Page 50, said Parcel being further bounded and described as follows:

Beginning at a point located N. 15° 12' 59" E. a distance of one and thirty-three hundredths (1.33) feet from an iron pin found in Strong Street, which point marks the southwesterly corner of the premises described herein and the southeasterly corner of land shown on said plan as belonging to Roland A. Wiggins and Muriel D. Wiggins,

thence N. 15° 12' 59" E. along land of said Wiggins a distance of two hundred and thirty-two hundredths (200.32) feet to a found iron pin; thence N. 15° 12' 59" E. along Parcel A as shown on said plan a distance of two hundred thirty-five and thirty-nine hundredths (235.39) feet to an iron pin, which iron pin marks the northwesterly corner of the premises described herein; thence S. 70° 20' 12" E. along Parcel A a distance of seventy-six and twenty-six hundredths (76.26) feet to an iron pin at land shown on said plan as belonging to Deanne S. Riddle and Parcel C as shown on said plan, which iron pin marks the northeasterly corner of the premises described herein; thence S. 16° 14' 25" W. along Parcel C a distance of two hundred twenty-five and no one hundredths (225.00) feet to an iron pin; thence N. 74° 16' 06" W. along Parcel C a distance of one hundred thirty-one and no one hundredths (131.00) feet to an iron pin; thence N. 15° 12' 59" W. along Parcel C a distance of two hundred three and nine hundredths (203.09) feet to an iron pin, which iron pin marks the southeasterly corner of the premises described herein; thence N. 68° 01' 02" W. along the northerly line of Strong Street a distance of forty-one and no one hundredths (41.00) feet to the point of beginning.

222 STRONG STREET
AMHERST, MASSACHUSETTS 01002

GRAHAM & ALBANO, P.C.
104 RUSSELL STREET
P.O. Box 377
HADLEY, MA 01035
AREA CODE 413
586-5055
532-3387
FAX: 532-0636

Containing 1.110 acres of land, more or less.

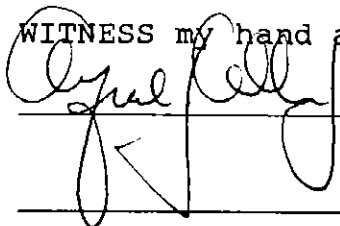
Together with the right to pass and repass on foot or by motor vehicles over the driveway of Parcel C.

Subject to a right to pass and repass on foot or by motor vehicles over an area twenty feet wide along the easterly boundary of Parcel B as described in a deed dated July 24, 1991 and recorded with the Hampshire County Registry of Deeds in Book 3765, Page 160.

Subject to the provisions of a Common Driveway Maintenance Agreement dated April 1 and 12, 1993 and recorded with the Hampshire County Registry of Deeds in Book 4177, Page 21.

Being the same premises conveyed to Mary Seppala by deed of Regina Gulliver, dated July 24, 1991 and recorded with the Hampshire County Registry of Deeds in Book 3765, Page 160.

WITNESS my hand and seal this 20th day of July, 1994.



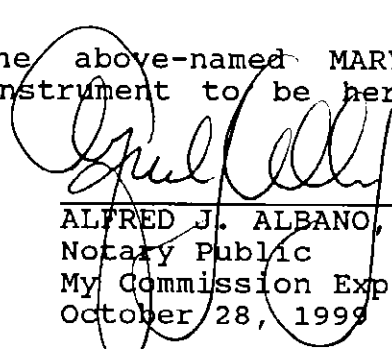

MARY SEPPALA

COMMONWEALTH OF MASSACHUSETTS

HAMPSHIRE, SS.

JULY 20, 1994

Then personally appeared the above-named MARY SEPPALA and acknowledged the foregoing instrument to be her free act and deed, before me.


ALFRED J. ALBANO, JR.
Notary Public
My Commission Expires:
October 28, 1999

DEEDS REC'D
HAMPSHIRE
07/28/94
TAX
LMO
943.60
943.60
0734A306 11137
EXCISE TAX

ATTEST: HAMPSHIRE,  REGISTER
MARIANNE L. DONOHUE